EXHIBIT "A"

Case 20-02002-CMB Doc 1-1 Filed 01/03/20 Entered 01/03/20 14:14:01 Desc Exhibit A-G Page 2 of 66

15130911042019 PYSPRT	Butler	County Prothonotary's Office Civil Case Detail Report		Page 1 11/04/2019
Case No	2016-10405	HSBC BANK USA NATIONAL ASSN	(vs) DAVID F JENKINS	JR
Reference No Case Type Judgment Judge Assigned Disposed Desc Case Co	REAL PROPERT DR S MICHAEI JUDGMENT	TY - MORTGA \$.00 YEAGER	Filed Time Execution Date. Jury Trial Disposed Date Higher Crt 1 Higher Crt 2	5/27/2016

Indexed Party
HSBC BK USA NATL ASSN
WEST PALM BEACH, FL 33409

PLAINTIFF

Attorney Info
STERN & EISENBERG PC
1581 MAIN STREET SUITE 200
BUE CHOOS AT VALLEY SOHARE

THE SHOPS AT VALLEY SQUARE WARRINGTON, PA 18976

JENKINS DAVID F JR VALENCIA, PA 16059

DEFENDANT

JENKINS DAVID VALENCIA, PA 16059

DEFENDANT

++ DOCKET ENTRIES ++ Date Entry Text FIRST ENTRY ----5/16/2016 RE: RETURN OF DOCUMENT 1 Image page(s) exists for this entry 5/23/2016 RE: RETURN OF DOCUMENT 1 Image page(s) exists for this entry 5/27/2016 SHERIFF'S COSTS: S & E PD \$65.76 SUPREME COURT OF PENNSYLVANIA CIVIL COVER SHEET

1 Image page(s) exists for this entry 5/27/2016 COMPLAINT IN CIVIL ACTION MORTGAGE FORECLOSURE - \$142,063.32
LAND SITUATE IN MIDDLESEX TWP BUTLER CO PA INSTRUMENT
#201509240021122 BEING LOT NO 2 IN THE KEITHWOOD MANOR PLAN OF
LOTS #2 KNOWN AS 104 OAKWOOD DRIVE VALENCIA PA 16059
50 Image page(s) exists for this entry 5/27/2016 5/27/2016 CERT COPY TO SHERIFF 5/30/2016 JUDGE DR S MICHAEL YEAGER ASSIGNED TO CASE ORDER OF COURT DATED 5/30/16 IT IS ORDERED CASE IS ASSIGNED TO HONORABLE DR S MICHAEL YEAGER 6/01/2016 2 Image page(s) exists for this entry The Prothonotary of Butler County, Pennsylvania hereby certifies that a copy of the foregoing Order of Court was mailed to: JENKINS DAVID; JENKINS DAVID F JR; STERN & EISENBERG PC; on Wednesday, June 01, 2016, by first class mail, postage prepaid. 6/01/2016 SHERIFF'S RETURN: AS TO SERVICE OF COMPLAINT IN MORTGAGE FORECLOSURE NOTICE TO DEFEND COUNTS & VERIFICATION NOTICE OF CONS CREDIT/RES MTG FRCLSR DIV PROGRAM UPON DAVID F JENKINS JR AKA DAVID JENKINS BY HANDING TO WIFE SURRENA JENKINS AT 104 OAKWOOD DRIVE VALENCIA PA 16059 6/13/2016 1 Image page(s) exists for this entry 8/02/2016 RE: RETURN OF DOCUMENT 1 Image page(s) exists for this entry 9/15/2016 RE: RETURN OF DOCUMENT l Image page(s) exists for this entry AFFIDAVIT OF SERVICE AND STATUS PURSUANT TO BUTLER CO RULE OF CIVIL PROCEDURE L-1143(E) AND L-1034(A)1 AND L-1035.2(A)(1) AND L-3129.1 (B) AND L-3256 STATUS OF CONSUMER CREDIT OR RESIDENTIAL 9/20/2016

Case 20-02002-CMB Doc 1-1 Filed 01/03/20 Entered 01/03/20 14:14:01 Desc Exhibit A-G Page 3 of 66

151309110420 PYSPRT	019 Butler County Prothonotary's Office Civil Case Detail Report	Page 2 11/04/2019		
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Reference No Case Type Judgment Judge Assign Disposed Dos		5/27/2016 12:14 0/00/0000		
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Case 20-02002-CMB Doc 1-1 Filed 01/03/20 Entered 01/03/20 14:14:01 Desc Exhibit A-G Page 4 of 66

		Exhibit A-G Page 2	1 01 00	
15123711042 PYSPRT		r County Prothonotary's Civil Case Detail Rep	ort	Page 1 11/04/2019
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JENKINS DAV: VALENCIA,	ID F JR PA 16059	DEFENDANT		
JENKINS DAVI VALENCIA,		DEFENDANT		
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End of Case Information

Case 20-02002-CMB Doc 1-1 Filed 01/03/20 Entered 01/03/20 14:14:01 Desc Exhibit A-G Page 5 of 66

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Case 20-02002-CMB Doc 1-1 Filed 01/03/20 Entered 01/03/20 14:14:01 Desc Exhibit A-G Page 6 of 66

Page 2 11/04/2019

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19 Butler County Prothonotary's Office
Civil Case Detail Report
2016-30248 HSBC BANK USA NATIONAL ASSN (vs) DAVID F JENKINS
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Case 20-02002-CMB Doc 1-1 Filed 01/03/20 Entered 01/03/20 14:14:01 Desc Exhibit A-G Page 7 of 66

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151157110420 PYSPRT		County Prothonotax Civil Case Detail	Report		Page 3 11/04/2019
Case No	2016-30248	HSBC BANK USA NAT	IONAL ASSN (v:	B) DAVID F JENKINS	JR AL
Reference No Case Type Judgment Judge Assign	WRIT OF EXEC	OTION 909.37		Filed Time Execution Date. Jury Trial Disposed Date Higher Crt 1 Higher Crt 2	9/20/2016
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EXHIBIT "B"

PRAECIPE FOR WRIT OF EXECUTION—(MORTGAGE FORECLOSURE) P.R.C.P. 3180-3183

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA NO. 2016-10405

NO. <u>2016-10405</u> <u>2016-21623</u>

2016-30248

HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securities Trust Series 2005-4 c/o Ocwen Loan Servicing, LLC

V.

.....

David F. Jenkins, Jr. a/k/a David Jenkins

PRAECIPE TO AMEND & REISE WRIT OF EXECUTION (MORTGAGE FORECLOSURE) OFFICE-BUILER CO.

的實施

* TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Interest from 09/15/2016 at the per diem rate of \$5.45 until

Attorney for Plaintiff

Jess ca N. Manis, Esq.318705

No. <u>2016-10405</u> <u>2016-21623</u> <u>2016-30248</u>

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securities Trust Series 2005-4 c/o Ocwen Loan Servicing, LLC

David F. Jenkins, Jr. a/k/a David Jenkins

٧.

Premises: 104 Oakwood Drive, Vatencia, PA 16059

PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Filed:

Attorney for Plaintiff Jessica N. Manis, Esq.

EXHIBIT "C"

J. C. 3

STEVEN K. EISEMBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (86727)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
JESSICA N. MANIS, ESQUIRE (318705)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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IN THE COURT OF COMMON PLEAS OF PENNSYLVAN FOR BUTLER COUNTY

. HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securities Trust Series 2005-4 c/o Ocwen Loan Servicing, LLC (Plaintiff)

David F. Jenkins Jr aka David Jenkins (Defendant(s)) ED (6-30)48/ (P) (10-2)623 Civil Action Number: 16-10405

SUGGESTION OF BANKRUPTCY

The above Debtor, David F. Jenkins Jr, has filed Chapter 13 Bankruptcy on September 15, 2017 in the United States Western District of PA Case No. 17-23709-CMB. As a result, Plaintiff suggests that this case be placed in deferment status due to the automatic stay provisions of the United States Bankruptcy Code.

STERN & EISENBERG PC

JESSICA N. MANS
Attorney for Plaintiff

1/23/2019

Cert She

EXHIBIT "D"

AFFIDAVIT FILED

SHERIFF'S DEED

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DI ULBIP PHIZ AND BRUST COUNTY RECOFSET PA TOTAL TAX 3n.hé

Know All Men By These Present,

That I, Michael T. Shipe, Sheriff of the County of Butler, in the Commonwealth of Pennsylvania, for and in consideration of COSTS, to me, in hand paid, do hereby grant and convey to:

HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR PEOPLE'S CHOICE HOME LOAN SECURITIES TRUST SERIES 2005-4 C/O OCWEN LOAN SERVICING LLC

ALL the right, title, interest, and claim of DAVID JENKINS AND DAVID F. JENKINS, JR., of, in, and to:

ALL that certain piece, parcel, or lot of land situate in MIDDLESEX TOWNSHIP, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows:

All that certain piece, parcel or tract of land situate in Middlesex Township, Butler County, Pennsylvania, bounded and described as follows, to-wit;

BEGINNING at a point on the westerly side of Maple Drive, a fifty foot street, on line dividing Lots Nos. 1 and 2; thence along said Maple Drive, South 1° 01' West(153) feet to a point on line of Lot No. 3; thence along line of lot No. 3. North 88° 59. West one hundred forty (140) feet to a point on lands of now or formerly Roy C. Ferguson; thence along line of lands of Ferguson, North 1 º 01' East (161.64) feet to a point on line of Lot No. 1; thence along line of lot No. 1. South 85° 27' East(1 40.27) feet to a point on the westerly line of Maple Drive, the place of beginning.

Being Lot No. 2 in the Keithwood Manor Plan of Lots #2, as laid out for the grantors herein by the North Hills Engineering Company, Inc., Registered Engineers, in July of 1959, and recorded in the Recorder's Office in and for Butler County in Plan Rack 29, page 11.

AND BEING a portion of a larger tract of land conveyed to the within grantors by deed of Anne

McGliney, single woman, dated October 24, 1952 and recorded in the Recorder's Office in and for Butler County in Deed Book Volume 632, at page 379.

Said lot being SUBJECT to the building restrictions and covenants as are of record in Butler County and to the forty (40) foot building line which appears on said Plan.

PARCEL ID: 230-S2-43EB2

BEING KNOWN AS 104 Oakwood Drive, Valencia, PA 16059

BEING the same premises which Charles O. Miller, Executor of the Estate of Margaret Miller, deceased by Deed dated August 10, 2005 and recorded September 12, 2005 in the Office of the Recorder of Deeds in and for Adams County in Deed Instrument# 200509120025831, granted and conveyed unto David F Jenkins, Jr., unmarried, heirs and assigns.

This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal rights to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building, or other structure on or in such land. This statement inserted pursuant of Act No. 431 of the Commonwealth of Pennsylvania of 1957, P.L. 384, the foregoing statement in and of itself shall not be construed to be an exception or reservation of the coal under the within described premises.

NOTICE—THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE
AND THE ACCEPTANCE AND RECORDING OF THIS DEED, ARE FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 18, P.L. 874, NO. 156 SECTION I.

The same having been sold by me to the said Grantee on the ZU day of MULY 2019, after due advertisement according to law, under and by virtue of a Writ of Execution issued on the Research against the Court of Common Pleas of Butler County, Pennsylvania, as of the day of SEPT 2019.

E.D. 2016-30248

Witness:

C.P. 2016-21623

HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR PEOPLE'S CHOICE HOME LOAN SECURITIES TRUST SERIES 2005-4 C/O OCWEN LOAN SERVICING LLC

VS DAVID JENKINS AND DAVID F. JENKINS, JR. In Witness Whereof, I have hereunto affixed my signature this 5 day of Spiems 2019.

Sheriff

Commonwealth of Pennsylvania

: 55.

County of Butler

Before me, Glenna M. Walters, Prothonotary of the Court of Common Pleas of Butler County, Pennsylvania, personally appeared Michael T. Slupe, Sheriff of Butler County, aforesaid, and in due form of law declared that the facts set forth in the foregoing Deed are true, and that he acknowledged the same in order that the said Deed might be recorded, which acknowledgment is recorded on the Minutes of said Court.

Witness my hand and seal of said Court this 5 day of September , 2019.

fa (Walker) Prothonotary

PROTHONOTARY OFFICIAL TITLE COMMISSION EXPIRES FIRST MONDAY IN JAN, 2020

Certificate of Residence:

The certified, correct address of the within named Grantee is:

2001 BISHOPS GATE BLVD MT LAUREL, NJ 08054

Shorif

From: DAVID JENKINS AND DAVID F. JENKINS, JR. By: Michael T. Slupe, Sheriff To: HSBC BANK USA, NATIONAL ASSOCIATION ET AL Sheriff's Deed Bid of Costs Mnil Deed to: STERN & EISENBERG, PC 1581 MAIN STREET, SUITE 200 WARRINGTON, PA 18976

that this document is recorded in the Recorder's Office of Builter County, Pennsylvania

Michele M. Mustella Recorder of Decas

REV-183 EX (2-15)



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

REC	ORDER'S USE ONLY
State tax Paid	n
Book Number	エロコ井
Page Number	2019 091100 17840
Date Recorded	0-11-10

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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18. Amount of Exemption Claimed 100.00 % 1b. Percentage of Grantor's Interest in Real Estate 1c. Percentage of Grantor's Interest 100.00 % 100.00 % 100.00 %		st Conveyed			
2. Check Appropriate Box Balow for Exemption Claimed. Will or Intestate succession.			•		
					
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rate means of					
Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/essignment.) Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)					
Statutory corporate consolidation, merger or division. (Attach copy of articles.) Other (Please explain exemption dalmed.)					
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CALLES	1 11				
	***************************************	Date X			

EXHIBIT "E"

Partheus Gerald M. Shapiro (FL. IL) David S. Kreisman (IL)

Managing Partner Christopher A. Denardo (74, Pa)

KEVIN S. PRANKEL (NJ. PA)
SAMANTHA GABLE (NJ. PA)
KRYSTIN M. KANE (NJ. NY. RI)
GARY M. KANELLIS (NJ. NY) (O'COMMO)
MCHELLE L. MCGOWAN (NJ. PA)
JEFFREY RAPPAPORT (NJ.)

Law Offices of Shapiro & DeNardo, LLC

Offices located in New Jersey & Pennsylvania

MANAGING ATTY. KRISTEN D. LITTLE (NI. PA)

Supervising atty. NJ PCL Kathleen M. Magoon (N)

Leslie J. Rase (PA)
Morris A. Scott (MJ. PA)
Donna L. Skilton (MJ. PA)
ALISON H. TULIO (MJ. PA)
BIJZABETH L. WASSALL (MJ. PA)
KATHERINE M. WOLF (MJ. PA)

COMBINED 10-DAY & 90-DAY NOTICE TO VACATE PREMISES

TO: Occupants 104 Oakwood Drive Valencia, PA 16059

AND ALL OTHER TENANTS IN POSSESSION:
AT PREMISES KNOWN AS
104 Oakwood Drive
Valencia, PA 16059

Our Client: HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securities Trust Series 2005-4

NOTICE IS HEREBY GIVEN, that HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securitics Trust Series 2005-4 has purchased the above-described property at a foreclosure sale and is the record owner of the Property.

IMPORTANT NOTICE TO SERVICEMEMBERS AND THEIR DEPENDENTS: PROTECTIONS UNDER THE SERVICEMEMBERS CIVIL RELIEF ACT

NOTICE IS FURTHER GIVEN, that if you are a servicemember on "active duty" or "active service," or a dependent of such a servicemember, you may be entitled to certain legal rights and protections, including protection from eviction, pursuant to the Servicemembers Civil Relief Act (50 USC App. §§ 501-596), as amended, (the "SCRA") and, possibly, certain related state statutes. Eligible service can include:

- Active duty (as defined in section 101(d)(1) of title 10, United States Code) with the Army, Navy, Air Force, Marine Corps, or Coast Guard;
- active service with the National Guard;
- active service as a commissioned officer of the National Oceanic and Atmospheric Administration;
- Active service as a commissioned officer of the Public Health Service; or

3600 Horizon Drive, Suite 150 King of Prussin, PA 19406 (610) 278-6800 (610) 278-9980 (Pacsimile)

- · Service with the forces of a nation with which the United States is allied in the prosecution of a war or military action:
- Service with the National Guard or a state militia under a state call to duty; or
- Any period when you are absent from duty because of sickness, wounds, leave, or other lawful cause.

If you are such a servicemember, or a dependent of such a servicemember, you should contact the attorney's office listed below for more information.

IMPORTANT NOTICE TO TENANTS:

NOTICE IS FURTHER GIVEN that All Bona Fide Tenants are given ninety (90) day notice to vacate the premises. If you fail to vacate the premises within the ninety (90) day period, HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securities Trust Series 2005-4 will proceed with the legal process to have an eviction and lockout scheduled. In order to evaluate if you are a bona fide tenant under the Protecting Tenants from Foreclosure Act, you must provide this office a copy of your lease within ten days of this notice.

If you have a pre-existing lease extending beyond ninety (90) days from the date of receipt of this notice, you may choose to deliver a bona fide lease agreement to the attorney's office listed below. It is within the sole discretion of the Owner of the subject premises whether it desires to honor your lease with the former owner.

I suggest you consult an Attorney or contact the undersigned to discuss the actual date you plan to vacate the premises or submit your lease agreement pursuant to Protecting Tenants of Foreclosure Act, Public Law 111-22 within 10 days of the receipt of this notice.

Date: 9 25/19

MORRIS A. SCOTT, FRO

Attorney for Purchaser Shapiro & DeNardo, LLC 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406 (610) 278-6800

EXHIBIT "F"



Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street Suite 200 Warrington, Peansylvania 18976 (215) 572-8111 Facesmile: (215) 572-5025

November 7, 2019

RE: HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securities Trust Series 2005-4

VS. David Jenkins

C.C.P BUTLER COUNTY NO. 16-10405

Matt Pavlovich
Pavlovich & Ruschak, P.C.
304 Ross Street
Suite 500
Pittsburgh, PA 15219

Dear Mr. Pavlovich,

Enclosed please find the original of the following documents:

- [X] Petition to Set Aside Sheriff's Sale and Strike Sheriff's Deed
- [X] Notice of Presentation
- [X] Certification of Service

Kindly present the Motion in Motions Court on Tuesday November 19, 2019 @ 9:00am. Thank you and should you require any additional information, please contact us.

Sincerely,

Caitlyn Blotto Caitlyn Bechta | Paralegal for STERN & EISENBERG, PC

S&E/cb Enclosures

In the Court of Common Pleas of Butler County Commonwealth of Pennsylvania

HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securities Trust Series 2005-4.	Civil Division
Versus David F. Jenkins, Jr. a/k/a David Jenkins	No 16-10405
I. Notice	
You are hereby notified that the attached matter will b Presented to Assigned Judge Yeager on November 19 at 9:00 am	e: Filed on 20.
II. Certificate of Not	ice/Service
I gave reasonable prior notice of filing and a copy of that 104 Oakwood Drive on November Personal Service Fax N	7 20 <u>19</u> by:
III. Information for Court	Administrator
Is this an original filing in this case?	Yes
Judge Assignment: Thomas Doerr (courtroom Michael Yeager 1) Other	(courtroom
Adverse party position? Opposes CONSE Unknown	nts 🗌 unopposed 🔀
	gnature J
C	ounsel for: Plaintiff

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA FOR BUTLER COUNTY

HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securities Trust Series 2005-4 Plaintiff	Civil Action Number: 16-10405		
V. David F. Jenkins, Jr. a/k/a David Jenkins Defendant	MORTGAGE FORECLOSURE		
ORDE	E <u>R</u>		
AND NOW, this day of	, 2019, upon consideration		
of Plaintiff's Petition to Set Aside Sheriff's Sale and	d Strike Sheriff's Deed, and upon		
consideration of any response thereto, and good car	use showing; it is hereby		
ORDERED and DECREED that the July 26, 2019 Sheriff's sale of 104 Oakwood Drive,			
Valencia, PA 16059 is hereby set aside; and it is			
Further ORDER and DECREED that the Sheriff's Deed recorded on September 11, 2019			
at Instrument 201909110017849 is hereby stricken	and declared void ab Initio.		
Further ORDER and DECREED Plaintiff may cause a copy or certified copy hereof to be			
recorded with the Butler County Recorder of Deeds	s.		
	BY THE COURT:		
	J.		

STEVEN K. EISENBERG, ESQUIRE (75736)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
JESSICA N. MANIS, ESQUIRE (318705)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
PHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA FOR BUTLER COUNTY

HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securities Trust Series 2005-4 Plaintiff

٧.

David F. Jenkins, Jr. a/k/a David Jenkins Defendant Civil Action Number: 16-10405

MORTGAGE FORECLOSURE

PLAINTIFF'S PETITION TO SET ASIDE SHERIFF'S SALE AND STRIKE SHERIFF'S DEED

AND NOW, comes Plaintiff HSBC Bank USA, National Association, as Indenture

Trustee for People's Choice Home Loan Securities Trust Series 2005-4, by its undersigned
attorney and petitions this Honorable Court for an Order setting aside the July 26, 2019 Sheriff's
sale of 104 Oakwood Drive, Valencia, PA 16059 and strike the Sheriff's Deed recorded on
September 11, 2019 at Instrument 201909110017849. In support thereof, Plaintiff avers the
following:

This is a Mortgage Foreclosure Action, instituted by Plaintiff against David F.
 Jenkins, Jr. a/k/a David Jenkins ("Jenkins"), after Jenkins defaulted on his

- payment obligations under a Note secured by a Mortgage on his property located at 104 Oakwood Drive, Valencia, PA 16059 ("Subject Property").
- After Jenkins was served with a copy of the Complaint, he failed to answer or otherwise appear in the action.
- Because of Jenkins failure to answer or otherwise appear in the case, Plaintiff
 obtained a default judgment against Jenkins.
- Plaintiff thereafter caused a Writ of Execution to be issued and the Sheriff then
 listed the Subject Property for sale.
- 5. The Sale was scheduled and conducted on July 26, 2019; and because no bids were received in excess of the upset price set by Plaintiff, Plaintiff was declared the prevailing bidder.
- 6. On September 15, 2017, Jenkins filed a Petition under Chapter 13 of the United States Bankruptcy Code. The case is pending in the United States Bankruptcy Court for the Western District of Pennsylvania, and is designated case number 17-23709-CMB.
- 7. On August 16, 2018, the Jenkins' bankruptcy case was dismissed.
- On August 16, 2018, Jenkins filed a Motion to Reconsider Dismissal of the Case.
- The Motion to Reconsider Dismissal of the Case was granted on September 11, 2018 and the dismissal order was vacated.
- 10. Notice of the Motion to Reconsider Dismissal of the Case or the Order vacating the dismissal was not provided to the undersigned law firm or the

Butler County Sheriff prior to the July 26, 2019 Sheriff's sale (as the Sheriff would not have exposed the mortgaged premises for Sheriff's sale if it had been aware of the bankruptcy). A true and correct copy of the docket report for Jenkins' bankruptcy proceeding as of October 21, 2019 is attached hereto as Exhibit "A" and made a part hereof.

- 11. The filing of bankruptcy invokes an automatic stay of civil proceedings.

 See 11 U.S.C. §362(a). Actions taken violation of the stay are void. In re

 Siciliano, 13 F.3d 748, 750 (3d Cir. 1994); Raymark Indus., Inc. v. Lai,

 973 F.2d 1125, 1131 (3d Cir. 1992); Maritime Elec. Co. v. United Jersey

 Bank, 959 F.2d 1194, 1206 (3d Cir. 1991); Haggerty v. Erie Cty. Tax

 Claim Bureau, 107 Pa. Commw. 265, 271, 528 A.2d 681, 683 (1987).
- 12. The automatic bankruptcy stay continues from the date of the filing of the Petition through today, and includes the date upon which the foreclosure sale took place.
- 13. The Sheriff's Deed to the mortgaged premises was recorded on September 11, 2019 at Instrument 201909110017849. A true and correct copy of the recorded Sheriff's Deed is attached hereto and made apart hereof as Exhibit "B."
- 14. The automatic stay deprived the Sheriff of authority to expose the premises for sale.
- 15. The Sale took place as a result of an inadvertent mistake and Plaintiff now seeks to have it set aside and the Sheriff's deed stricken.

WHEREFORE, Plaintiff respectfully requests that this Honorable Court enter an Order pursuant to Pa. R.C.P. 3132 setting aside the July 26, 2019 Sheriff's sale of 104 Oakwood Drive, DMINOTIZO00.1

Valencia, PA 16059 and striking the Sheriff's Deed recorded on September 11, 2019 at Instrument No. 201909110017849.

Respectfully submitted,

STERN & EISENBERG, PC

BY:

Edward J. McKee, Esquire TELEPHONE: (215) 572-8111 FACSIMILE: (215) 572-5025

EMAIL: emckee@sterneisenberg.com

Attorneys for Plaintiff

Dated: 11/7/19

STERN & EISENBERG, PC 1581 Main Street, Suite 200 THE SHOPS AT VALLEY SQUARE WARRINGTON, PA 18976 PHONE: (215) 572-8111 FACSIMILE: (215) 572-5025 (COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA FOR BUTLER COUNTY

HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securities Trust Series 2005-4 Plaintiff

٧.

David F. Jenkins, Jr. a/k/a David Jenkins Defendant Civil Action Number: 16-10405

MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, Edward J. McKee, Esquire, hereby certify that, on this date, I served or caused to be served a true and correct copy of the foregoing Plaintiff's Petition to Set Aside Sheriff's Sale and Strike Sheriff's Deed, Brief, Notice of Presentation, and proposed form of Order upon the following persons via regular mail, postage prepaid:

Paul W. McElrath, Jr., Esquire 1641 Saw Mill Run Boulevard Pittsburgh, PA 15210

David F. Jenkins, Jr. a/k/a David Jenkins 104 Oakwood Drive Valencia, PA 16059

Sheriff of Butler County Attn.: Real Estate Division 300 S. Main St. Butler, PA 16001

STERN & EISENBERG, PC

BY:

DMINI0112000.1

Edward J. McKee, Esquire
TBLEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
EMAIL: emckee@sterneisenberg.com
Attorneys for Plaintiff

Dated: 11/7/19

STEVEN K. EISENBERG, ESQUIRE (75736)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
JESSICA N. MANIS, ESQUIRE (318705)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
PHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA FOR BUTLER COUNTY

HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securities Trust Series 2005-4 Plaintiff

V.

David F. Jenkins, Jr. a/k/a David Jenkins Defendant Civil Action Number: 16-10405

MORTGAGE FORECLOSURE

BRIEF

I. STATEMENT OF QUESTION INVOLVED

Should a Sheriff's sale be set aside and Sheriff's Deed stricken when the property was inadvertently sold at Sheriff's sale during the automatic stay of civil proceedings in accordance with 11 U.S.C. §362(a)?

Suggested Answer: Yes.

II. STATEMENT OF CASE

This is a Mortgage Foreclosure Action, instituted by Plaintiff against David F. Jenkins, Jr. a/k/a David Jenkins ("Jenkins"), after Jenkins defaulted on his payment obligations under a Note secured by a Mortgage on his property located at 104 Oakwood Drive, Valencia, PA 16059

("Subject Property"). After Jenkins was served with a copy of the Complaint, he failed to answer or otherwise appear in the action. Because of Jenkins failure to answer or otherwise appear in the case, Plaintiff obtained a default judgment against Jenkins. Plaintiff thereafter caused a Writ of Execution to be issued and the Sheriff then listed the Subject Property for sale.

The Sale was scheduled and conducted on July 26, 2019; and because no bids were received in excess of the upset price set by Plaintiff, Plaintiff was declared the prevailing bidder. On September 15, 2017, Jenkins filed a Petition under Chapter 13 of the United States Bankruptcy Code. The case is pending in the United States Bankruptcy Court for the Western District of Pennsylvania, and is designated case number 17-23709-CMB. On August 16, 2018, the Jenkins' bankruptcy case was dismissed. On August 16, 2018, Jenkins' filed a Motion to Reconsider Dismissal of the Case was granted on September 11, 2018 and the dismissal order was vacated.

Notice of the Motion to Reconsider Dismissal of the Case or the Order vacating the dismissal was not provided to the undersigned law firm or the Butler County Sheriff prior to the July 26, 2019 Sheriff's sale (as the Sheriff would not have exposed the mortgaged premises for Sheriff's sale if it had been aware of the bankruptcy).

III.ARGUMENT

Pa. R.C.P. 3132 states as follows:

Upon petition of any party in interest before delivery of the personal property or of the sheriff's deed to real property, the court, may, *upon proper cause shown*, set aside the sale and order a resale or enter any other order which may be just and proper under the circumstances. (Emphasis added).

DMINI0112000.1

Subsequent to recordation of a sheriff's deed, a sheriff's sale may be set aside for fraud or sheriff's lack of authority to sell the subject property. Knox v. Noggle, 328 Pa. 302, 196 A. 18 (1938); Mortgage Electronic Registration Systems, Inc. v. Ralich, et ux., 2009 WL 2596091, 2009 Pa. Super. 163 (2009); Workingmen's Savings and Loan Ass'n of Dellwood Corp. v. Kestner, 438 Pa. Super. 186, 652 A.2d 327, 328 (1994).

The filing of bankruptcy invokes an automatic stay of civil proceedings. See 11 U.S.C. §362(a). Actions taken violation of the stay are void. In re Siciliano, 13 F.3d 748, 750 (3d Cir. 1994); Raymark Indus., Inc. v. Lai, 973 F.2d 1125, 1131 (3d Cir. 1992); Maritime Elec. Co. v. United Jersey Bank, 959 F.2d 1194, 1206 (3d Cir. 1991); Haggerty v. Erie Cty. Tax Claim Bureau, 107 Pa. Commw. 265, 271, 528 A.2d 681, 683 (1987). The automatic bankruptcy stay continues from the date of the filing of the Petition through today, and includes the date upon which the foreclosure sale took place. The Sheriff's Deed to the mortgaged premises has been recorded on September 11, 2019 at Instrument 201909110017849. See Ex. "B."

The automatic stay deprived the Sheriff of authority to expose the premises for sale.

The Sale took place as a result of an inadvertent mistake and Plaintiff now seeks to have it set aside and the Sheriff's deed stricken.

IV. CONCLUSION

For all of the foregoing reasons, Plaintiff respectfully requests that this Honorable Court enter an Order pursuant to Pa. R.C.P. 3132 setting aside the July 26, 2019 Sheriff's sale of 104 Oakwood Drive, Valencia, PA 16059 and striking the Sheriff's Deed recorded on September 11, 2019 at Instrument No. 201909110017849.

Respectfully submitted, STERN & EISENBERG, PC BY:

Édward J. McKee, Esquire TELEPHONE: (215) 572-8111 FACSIMILE: (215) 572-5025

EMAIL: emckee@sterneisenberg.com Attorneys for Plaintiff

Dated: 11/7/19

10/21/2019

Pawb LIVE Database Area G6 CM/ECF-BK V4.2.0

RELCAS, Repeat, FinalInstallmentPaid, DISMISSAL_VACATED, FnlConfPlan

U.S. Bankruptcy Court WESTERN DISTRICT OF PENNSYLVANIA (Pittsburgh) Bankruptcy Petition #: 17-23709-CMB

Assigned to: Judge Carlota M. Bohm

Chapter 13 Voluntary Asset Date filed: 09/15/2017 Debtor dismissed: 08/16/2018

Joint debtor dismissed: 08/16/2018 Plan confirmed: 06/06/2019

341 meeting: 12/18/2017

Debtor

David Jenkins

104 Oakwood Drive Valencia, PA 16059

BUTLER-PA

SSN/ITIN: xxx-xx-6216

represented by Paul W. McElrath, Jr.

McElrath Legal Holdings,

LLC.

1641 Saw Mill Run

Boulevard

Pittsburgh, PA 15210

412-765-3606

Fax: 412-765-1917

Email: ecf@mcelrathlaw.com

Joint Debtor

Serena Jenkins

104 Oakwood Drive Valencia, PA 16059

BUTLER-PA

SSN / ITIN: xxx-xx-9703

represented by Paul W. McElrath, Jr.

(See above for address)

Trustee

Ronda J. Winnecour

Suite 3250, USX Tower

600 Grant Street

Pittsburgh, PA 15219

412-471-5566

U.S. Trustee

Office of the United States Trustee

Liberty Center.



Pawb LIVE Database Area G6 CM/ECF-BK V4.2.0

1001 Liberty Avenue, Suite 970 Pittsburgh, PA 15222 412-644-4756

Filing Date	#	Docket Text
09/15/2017	<u>1</u> (7 pgs)	Chapter 13 Voluntary Petition. Fee Amount \$0. Filed by David Jenkins, Serena Jenkins Government Proof of Claim due by 03/14/2018. Chapter 13 Plan due 09/29/2017. Declaration Re: Electronic Filing due 09/29/2017. Atty Disclosure Statement due 09/29/2017. Declaration of Schedules due 09/29/2017. Employee Income Record or a statement that there is no record due by 09/29/2017. Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period Form 122C-1 Due 09/29/2017 Schedules A-J due 09/29/2017. Statement of Financial Affairs due 09/29/2017. Summary of schedules due 09/29/2017. Incomplete Filings due by 09/29/2017. (McElrath, Paul) (Entered: 09/15/2017)
09/15/2017	2 (3 pgs)	Notice Regarding Filing of Mailing Matrix Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins (McElrath, Paul) (Entered: 09/15/2017)
09/15/2017	3 (2 pgs)	Application to Pay Filing Fee in Installments. Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins. (McElrath, Paul) (Entered: 09/15/2017)
09/15/2017	<u>4</u> (1 pg)	Certificate of Credit Counseling for briefing received on 09/14/2017. Filed by Debtor David Jenkins (McElrath, Paul) (Entered: 09/15/2017)
09/15/2017	5 (1 pg)	Certificate of Credit Counseling for briefing received on 09/14/2017. Filed by Joint Debtor

21/2019

	Serena Jenkins (McElrath, Paul) (Entered: 09/15/2017)
<u>6</u> (1 pg)	Creditor Request for Notices on Behalf of Filed by PRA Receivables Management, LLC (Smith, Valerie) (Entered: 09/16/2017)
7 (10 pgs; 4 docs)	Motion to Extend Automatic Stay Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins. (Attachments: #1 Proposed Order #2 Verification Statement #3 Certificate of Service) (McElrath, Paul) (Entered: 09/18/2017)
<u>8</u> (2 pgs)	Hearing on Motion to Extend Automatic Stay Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins (RE: related document(s): 7 Motion to Extend Automatic Stay filed by Debtor David Jenkins, Joint Debtor Serena Jenkins). Hearing scheduled for 10/18/2017 at 10:00 AM at p04 Courtroom D, 54th Floor, U.S. Steel Tower, Pittsburgh. Responses due by 10/5/2017. (McElrath, Paul) (Entered: 09/18/2017)
9	Notice of Review of Bankruptcy Petition. Assigned Judge: BOHM. Appointed Trustee: WINNECOUR. Pursuant to Local Rule 1017- 2, the United States Trustee is deemed to have filed a Motion To Dismiss this case, and that Motion will be deemed GRANTED, if any deadline set forth in the first docket entry is not met. (amaz) (Entered: 09/18/2017)
10 (2 pgs; 2 docs)	Order To Pay Filing Fees In Installments. The outstanding balance is \$310.00 Signed on 9/18/2017. Final Installment Payment due by 1/13/2018. (amaz) (Entered: 09/18/2017)
<u>11</u> (1 pg)	Notice of Appearance and Request for Notice by Allison L. Carr Filed by Creditor Duquesne
	(1 pg) 7 (10 pgs; 4 docs) 8 (2 pgs) 10 (2 pgs; 2 docs)

		Light Company (Carr, Allison) (Entered: 09/18/2017)
09/20/2017	<u>12</u> (2 pgs)	BNC Certificate of Mailing. (RE: related document(s): 10 Order to Pay Filing Fees in Installments). Notice Date 09/20/2017. (Admin.) (Entered: 09/21/2017)
. 09/27/2017	13 (3 pgs; 2 docs)	Motion to Extend Time to Complete the Bankruptcy Filing Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins. (Attachments: #1 Proposed Order) (McElrath, Paul) (Entered: 09/27/2017)
09/29/2017	14 (2 pgs; 2 docs)	Order Granting Motion to Extend Time to Complete the Bankruptcy Filing (Related Doc # 13) Signed on 9/29/2017. Atty Disclosure Statement due 10/10/2017 for 1, Declaration of Schedules due 10/10/2017 for 1, Employee Income Record or a statement that there is no record due by 10/10/2017. Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period Form 122C-1 Due 10/10/2017 Schedules A-J due 10/10/2017 for 1, Statement of Financial Affairs due 10/10/2017 for 1, Summary of schedules due 10/10/2017 for 1, Incomplete Filings due by 10/10/2017 for 1, Chapter 13 Plan due 10/10/2017 for 1, Declaration Re: Electronic Filing due 10/10/2017 for 1, (RE: related document(s): 1, Voluntary Petition Chapter 13). (amaz) (Entered: 09/29/2017)
10/01/2017	<u>15</u> (2 pgs)	BNC Certificate of Mailing - PDF Document. (RE: related document(s): 14 Order on Motion to Extend Time to Complete the Bankruptcy Filing). Notice Date 10/01/2017. (Admin.) (Entered: 10/02/2017)
10/06/2017	16 (3 pgs; 2 docs)	Motion to Extend Time to Complete the Bankruptcy Filing Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins.

10/21/2019	Pawb I	IVE Database Area G6 CM/ECF-BK V4.2.0
		(Attachments: # 1 Proposed Order) (McElrath, Paul) (Entered: 10/06/2017)
10/06/2017	<u>17</u> (2 pgs)	Certificate of No Objection Regarding the Hearing on 10/18/2017. Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins (RE: related document(s): 7 Motion to Extend Automatic Stay filed by Debtor David Jenkins, Joint Debtor Serena Jenkins, 8 Hearing on a Judge Bohm Case Set by Attorney or Trustee filed by Debtor David Jenkins, Joint Debtor Serena Jenkins). (McElrath, Paul) (Entered: 10/06/2017)
10/10/2017	<u>18</u> (2 pgs)	Notice of Appearance and Request for Notice by S. James Wallace Filed by Creditor Peoples Natural Gas Company LLC (Wallace, S.) (Entered: 10/10/2017)
10/10/2017	19 (2 pgs; 2 docs)	Order Granting Motion to Extend Time to Complete the Bankruptcy Filing (Related Doc # 16) Signed on 10/10/2017. Atty Disclosure Statement due 10/20/2017 for 1, Declaration of Schedules due 10/20/2017 for 1, Employee Income Record or a statement that there is no record due by 10/20/2017. Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period Form 122C-1 Due 10/20/2017 Schedules A-J due 10/20/2017 for 1, Statement of Financial Affairs due 10/20/2017 for 1, Summary of schedules due 10/20/2017 for 1, Incomplete Filings due by 10/20/2017 for 1, Chapter 13 Plan due 10/20/2017 for 1, Declaration Re: Electronic Filing due 10/20/2017 for 1, (RE: related document(s): 1 Voluntary Petition Chapter 13). (amaz) (Entered: 10/10/2017)
10/12/2017	20 (2 pgs; 2 docs)	Default Order Granting Motion to Extend Automatic Stay(Related Doc # 7) Signed on 10/12/2017. (amaz) (Entered: 10/12/2017)
	The state of the s	

10/12/2017	2 <u>1</u> (2 pgs)	BNC Certificate of Mailing - PDF Document. (RE: related document(s): 19 Order on Motion to Extend Time to Complete the Bankruptcy Filing). Notice Date 10/12/2017. (Admin.) (Entered: 10/13/2017)
10/14/2017	<u>22</u> (3 pgs)	BNC Certificate of Mailing - PDF Document. (RE: related document(s): 20 Order on Motion to Extend Automatic Stay). Notice Date 10/14/2017. (Admin.) (Entered: 10/15/2017)
10/17/2017	<u>23</u>	Declaration Re: Electronic Filing (RE: related document(s): 1 Voluntary Petition Chapter 13 filed by Debtor David Jenkins, Joint Debtor Serena Jenkins). (amaz) (Entered: 10/17/2017)
10/23/2017	<u>24</u> (51 pgs)	Petition Completed Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins (McElrath, Paul) (Entered: 10/23/2017)
10/23/2017	25 (7 pgs; 2 docs)	Chapter 13 Plan . Plan Dated 10/21/2017. Filed by David Jenkins, Serena Jenkins (RE: related document(s): 1 Voluntary Petition Chapter 13). (McElrath, Paul) (Entered: 10/23/2017)
10/23/2017	26 (4 pgs; 2 docs)	Motion to Attach Wages. Employer: Anistar Tech Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins. (Attachments: # 1 Proposed Order) (McElrath, Paul) (Entered: 10/23/2017)
10/23/2017	27 (8 pgs)	Employee Income Records Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins (RE: related document(s): 1 Voluntary Petition Chapter 13 filed by Debtor David Jenkins, Joint Debtor Serena Jenkins). (McElrath, Paul) (Entered: 10/23/2017)
10/23/2017	2 <u>8</u> (4 pgs; 2 docs)	Meeting of Creditors 341(a) meeting to be held on 11/20/2017 at 02:00 PM at p60 3251 U.S. Steel Tower, Pittsburgh. Last day to oppose discharge or dischargeability is 1/19/2018. Last

1	0/21/2019	Pawb LI	IVE Database Area G6 CM/ECF-BK V4.2.0
			day to oppose dischargeability due by 1/19/2018. Proofs of Claims due by 2/19/2018. Confirmation hearing to be held on 11/20/2017 at 02:00 PM at p60 3251 U.S. Steel Tower, Pittsburgh. (amaz) (Entered: 10/23/2017)
	10/25/2017	29 (3 pgs; 2 docs)	Order Granting Motion to Attach Wages v. Anistar Tech (Related Doc # <u>26</u>) Signed on 10/25/2017. (kthe) (Entered: 10/25/2017)
	10/25/2017	<u>30</u> (4 pgs)	BNC Certificate of Mailing - Meeting of Creditors. (RE: related document(s): 28 Meeting of Creditors Chapter 13 & 12). Notice Date 10/25/2017. (Admin.) (Entered: 10/26/2017)
	10/25/2017	<u>31</u> (7 pgs)	BNC Certificate of Mailing - PDF Document. (RE: related document(s): 25 Chapter 13 Plan filed by Debtor David Jenkins, Joint Debtor Serena Jenkins). Notice Date 10/25/2017. (Admin.) (Entered: 10/26/2017)

Certificate of Service Filed by Debtor David Jenkins (RE: related document(s): 29 Order on

Motion to Attach Wages). (McElrath, Paul)

BNC Certificate of Mailing - PDF Document.

(RE: related document(s): 29 Order on Motion to Attach Wages). Notice Date 10/28/2017.

Creditor Request for Notices on Behalf of Filed by CSU - OUCTS, PA Labor & Industry

Meeting of Creditors Chapter 13 Not Held on 11/20/2017. Clerk to Reschedule Meeting. Filed by Ronda J. Winnecour. (vde13)

(CSU - OUCTS, PA Labor & Industry)

(Entered: 10/27/2017)

(Entered: 10/31/2017)

(Entered: 11/21/2017)

(Admin.) (Entered: 10/29/2017)

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(2 pgs)

33 (3 pgs)

<u>34</u>

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(1 pg)

10/27/2017

10/28/2017

10/31/2017

11/21/2017

. w. 2 11 20 19	Pawo L	IVE Database Area G6 CWECF-BK V4,2,0
11/22/2017	36 (3 pgs; 2 docs)	Rescheduled Meeting of Creditors 341(a) meeting to be held on 12/18/2017 at 03:00 PM at p60 3251 U.S. Steel Tower, Pittsburgh. Confirmation hearing to be held on 12/18/2017 at 03:00 PM at p60 3251 U.S. Steel Tower, Pittsburgh. (amaz) (Entered: 11/22/2017)
11/24/2017	37 (3 pgs)	BNC Certificate of Mailing. (RE: related document(s): 36 Meeting of Creditors Chapter 13 & 12). Notice Date 11/24/2017. (Admin.) (Entered: 11/25/2017)
12/06/2017	38 (2 pgs)	Creditor Request for Notices on Behalf of A/C dba Filed by Americredit Financial Services, Inc. A/C dba GM Financial (Youngblood, Mandy) (Entered: 12/06/2017)
12/18/2017	39 (4 pgs; 2 docs)	Motion to Attach Wages. Employer: Unified Alerts Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins. (Attachments: # 1 Proposed Order) (McElrath, Paul) (Entered: 12/18/2017)
12/19/2017	40 (3 pgs; 2 docs)	Order Granting Motion to Attach Wages v. Unified Alerts (Related Doc # 39) Signed on 12/19/2017. (kthe) (Entered: 12/19/2017)
12/19/2017	41	Meeting of Creditors Chapter 13 Held and Concluded on 12/18/2017 Filed by Ronda J. Winnecour. (vde13) (Entered: 12/19/2017)
12/20/2017	<u>42</u> (2 pgs)	Notice of Appearance and Request for Notice by Thomas Song Filed by Creditor HSBC Bank USA, National Association, et al (Song, Thomas) (Entered: 12/20/2017)
12/21/2017	4 <u>3</u> (3 pgs)	BNC Certificate of Mailing - PDF Document. (RE: related document(s): 40 Order on Motion to Attach Wages). Notice Date 12/21/2017. (Admin.) (Entered: 12/22/2017)
12/26/2017	44	Certificate of Service Filed by Debtor David

0/21/2019	Pawb I	LIVE Database Area G6 CM/ECF-BK V4.2.0
	(2 pgs)	Jenkins (RE: related document(s): 40 Order on Motion to Attach Wages). (McElrath, Paul) (Entered: 12/26/2017)
12/27/2017	<u>45</u> (5 pgs; 2 docs)	Interim Order Confirming Plan As Modified and Setting Deadlines for Certain Actions pursuant to the proceeding held on 12/18/2017. Signed on 12/27/2017. (RE: related document(s): 25 Chapter 13 Plan). Conciliation Conference to be held on 3/29/2018 at 01:00 PM at p60 3251 U.S. Steel Tower, Pittsburgh. (jhel) (Entered: 12/27/2017)
12/29/2017	<u>46</u> (5 pgs)	BNC Certificate of Mailing. (RE: related document(s): 45 Order Confirming Chapter 13 Plan and Setting Deadlines). Notice Date 12/29/2017. (Admin.) (Entered: 12/30/2017)
01/02/2018	47	Chapter 13 Installment Payment for Cases Filed On or After 6/1/2014. Fee Amount \$ 310.00 Final Installment Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins (McElrath, Paul) (Entered: 01/02/2018)
01/02/2018	48	Receipt of Chapter 13 Installment Payment for Cases Filed On or After 6/1/2014(17-23709-CMB) [misc,pay13II] (310.00) filing fee. Receipt number 13482814, amount \$310.00. (U.S. Treasury) (Entered: 01/02/2018)
01/04/2018	<u>49</u> (2 pgs; 2 docs)	Notice reminder to file Certification of Completion of Instructional Course Concerning Personal Financial Management within the applicable deadline set forth in Fed.R.Bankr.P. 1007(c) (adiuser) (Entered: 01/04/2018)
	<u>50</u> (2 pgs)	BNC Certificate of Mailing. (RE: related document(s): 49 Notice Reminder to File Personal Financial Management Certificate). Notice Date 01/06/2018 (Admin) (Entered:

01/06/2018

Notice Date 01/06/2018. (Admin.) (Entered:

01/07/2018)

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01/21/2018		Terminating Objection to Discharge Deadline (adiuser) (Entered: 01/22/2018)
01/23/2018	<u>51</u> (4 pgs; 3 docs)	Transfer of Claim: 4 Transfer Agreement 3001 (e) 2 Transferor: WESTLAKE FINANCIAL SERVICES (Claim No. 4) To Portfolio Recovery Associates, LLC Filed by PRA Receivables Management LLC (Hardy, Carol) (Entered: 01/23/2018)
01/23/2018	52	Receipt of Transfer of Claim(17-23709-CMB) [claims,trclm] (25.00) filing fee. Receipt number 13522586, amount \$ 25.00. (U.S. Treasury) (Entered: 01/23/2018)
01/25/2018	<u>53</u> (2 pgs)	BNC Certificate of Mailing. (RE: related document(s): 51 Transfer of Claim filed by Creditor PRA Receivables Management LLC). Notice Date 01/25/2018. (Admin.) (Entered: 01/26/2018)
03/02/2018	<u>54</u> (93 pgs; 4 docs)	Objection to Confirmation of Plan Plan Dated 10/21/2017. Hearing Set For 03/29/2018. Filed by HSBC Bank USA, National Association, et al (RE: related document(s): 25 Chapter 13 Plan). (Attachments: # 1 Proposed Order # 2 Exhibit A, Proof of Claim # 3 Certificate of Service)(Song, Thomas) (Entered: 03/02/2018)
03/19/2018	<u>55</u> (3 pgs; 2 docs)	Amended Motion to Attach Wages. Employer: Unified Alerts Filed by Debtor David Jenkins. (Attachments: #1 Proposed Order) (McElrath, Paul) (Entered: 03/19/2018)
03/21/2018	<u>56</u> (3 pgs; 2 docs)	Order Granting Amended Motion to Attach Wages v. Unified Alerts (Related Doc # <u>55</u>) Signed on 3/21/2018. (kthe) (Entered: 03/21/2018)
03/23/2018	<u>57</u> (3 pgs)	BNC Certificate of Mailing - PDF Document. (RE: related document(s): 56 Order on Motion
		ı

MT 1150 18	Pawb L	JVE Detabase Area G6 CM/ECF-BK V4.2.0
		to Attach Wages). Notice Date 03/23/2018. (Admin.) (Entered: 03/24/2018)
04/03/2018	<u>58</u> (1 pg)	Conciliation Conference Held on 3/29/2018. (RE: related document(s): 25 Chapter 13 Plan filed by Debtor David Jenkins, Joint Debtor Serena Jenkins). Conciliation Conference is CONTINUED to 6/21/2018 at 03:00 PM at p60 3251 U.S. Steel Tower, Pittsburgh. (jhel) (Entered: 04/03/2018)
06/22/2018	59	Order entered approving Omnibus Motion to Withdraw the Appearance of Allison L. Carr, Esq. and Enter the Appearance of Keri P. Ebeck, Esq. at Miscellaneous No. 18-203. Keri P. Ebeck, Esq is substituted as counsel for Allison L. Carr, Esq. in this case. Signed on 6/19/2018 (amaz) (Entered: 06/22/2018)
06/22/2018	<u>60</u> (2 pgs; 2 docs)	Conciliation Conference Held on 6/21/2018. (RE: related document(s): 25 Chapter 13 Plan filed by Debtor David Jenkins, Joint Debtor Serena Jenkins). CONTESTED HEARING scheduled for 7/18/2018 at 10:00 AM at p02 Courtroom B, 54th Floor, U.S. Steel Tower, Pittsburgh. (jhel) (Entered: 06/22/2018)
06/24/2018	<u>61</u> (2 pgs)	BNC Certificate of Mailing - PDF Document. (RE: related document(s): 60 Hearing Continued). Notice Date 06/24/2018. (Admin.) (Entered: 06/25/2018)
07/18/2018	<u>62</u> (2 pgs; 2 docs)	Contested Plan hearing 7/18/2018 (RE: related document(s): 25 Chapter 13 Plan filed by Debtor David Jenkins, Joint Debtor Serena Jenkins). Hearing continued to 8/15/2018 at 11:00 AM at p02 Courtroom B, 54th Floor, U.S. Steel Tower, Pittsburgh. (kthe) (Entered: 07/19/2018)
07/21/2018	<u>63</u> (2 pgs)	BNC Certificate of Mailing - PDF Document. (RE: related document(s): 62 Hearing

Pawb L	IVE Database Area G6 CM/ECF-BK V4.2,0
	Continued). Notice Date 07/21/2018. (Admin.) (Entered: 07/22/2018)
<u>64</u> (1 pg)	Continued Contested Plan Hearing Held on August 15, 2018 (RE: related document(s): 25 Chapter 13 Plan filed by Debtor David Jenkins, Joint Debtor Serena Jenkins). Case dismissed without prejudice. (kthe) (Entered: 08/16/2018)
65 (3 pgs; 2 docs)	Order Dismissing Case Without Prejudice. Signed on 8/15/2018 (RE: related document(s): 64 Hearing Held). Case Ready For Closing on 8/31/2018. (kthe) (Entered: 08/16/2018)
<u>66</u> (6 pgs; 3 docs)	Motion to Reconsider Dismissal of Case Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins. (Attachments: #1 Proposed Order #2 Certificate of Service) (McElrath, Paul) (Entered: 08/16/2018)
<u>67</u> (4 pgs)	BNC Certificate of Mailing. (RE: related document(s): 65 Order Dismissing Case). Notice Date 08/18/2018. (Admin.) (Entered: 08/19/2018)
<u>68</u> (5 pgs; 4 docs)	Order Setting Hearing on (RE: related document(s): 66 Motion to Reconsider Dismissal of Case filed by Debtor David Jenkins, Joint Debtor Serena Jenkins). Hearing scheduled for 9/19/2018 at 10:00 AM at p02 Courtroom B, 54th Floor, U.S. Steel Tower, Pittsburgh. Responses due by 9/6/2018. (kthe) (Entered: 08/20/2018)
<u>69</u> (1 pg)	Certificate of No Objection Regarding the Hearing on 9/19/2018. Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins (RE: related document(s): 66 Motion to Reconsider Dismissal of Case filed by Debtor David Jenkins, Joint Debtor Serena Jenkins, 68 Order or Proceeding Memo Setting Hearing). (McElrath, Paul) (Entered: 09/07/2018)
	64 (1 pg) 65 (3 pgs; 2 docs) 66 (6 pgs; 3 docs) 67 (4 pgs) 68 (5 pgs; 4 docs)

	rawo L	IVE Database Area G6 CM/ECF-BK V4,2,0
09/11/2018	<u>70</u> (3 pgs; 2 docs)	Default Order Granting Motion To Reconsider Dismissal of Case. The Dismissal Order is vacated. for Both Debtors. (Related Doc 66) Signed on 9/11/2018. (RE: related document(s): 65 Order Dismissing Case, 66 Motion to Reconsider Dismissal of Case). (amaz) (Entered: 09/11/2018)
09/13 <i>/</i> 2018	<u>71</u> (4 pgs)	BNC Certificate of Mailing - PDF Document. (RE: related document(s): 70 Order on Motion to Reconsider Dismissal of Case). Notice Date 09/13/2018. (Admin.) (Entered: 09/14/2018)
11/12/2018	72 (3 pgs; 2 docs)	Motion to Attach Wages. Employer: PITTSBURGH COMMUNITY SERVICES INC. Filed by Joint Debtor Serena Jenkins. (Attachments: # 1 Proposed Order) (McElrath, Paul) (Entered: 11/12/2018)
11/13/2018	7 <u>3</u> (3 pgs; 2 docs)	Order Granting Motion to Attach Wages v. Pittsburgh Community Services Inc. (Related Doc # 72) Signed on 11/13/2018. (kthe) (Entered: 11/13/2018)
11/14/2018	74 (7 pgs; 4 docs)	Motion to Allow Claims Filed by Creditor Peoples Natural Gas Company LLC. (Attachments: # 1 Exhibit # 2 Proposed Order # 2 Certificate of Service) (Wallace, S.) (Entered: 11/14/2018)
11/14/2018	<u>75</u> (2 pgs)	Hearing on Motion to Allow Claims Filed by Creditor Peoples Natural Gas Company LLC (RE: related document(s): 74 Motion to Allow Claims filed by Creditor Peoples Natural Gas Company LLC). Hearing scheduled for 12/19/2018 at 11:00 AM at p02 Courtroom B, 54th Floor, U.S. Steel Tower, Pittsburgh. Responses due by 12/3/2018. (Wallace, S.) (Entered: 11/14/2018)
11/15/2018	<u>76</u> (2 pgs)	Certificate of Service Filed by Joint Debtor Serena Jenkins (RE: related document(s): 73

		Order on Motion to Attach Wages). (McElrath, Paul) (Entered: 11/15/2018)
11/16/2018	77 (3 pgs)	BNC Certificate of Mailing - PDF Document. (RE: related document(s): 73 Order on Motion to Attach Wages). Notice Date 11/16/2018. (Admin.) (Entered: 11/17/2018)
12/04/2018	<u>78</u> (3 pgs; 2 docs)	Certificate of No Objection Regarding the Hearing on 12/19/2018. Filed by Creditor Peoples Natural Gas Company LLC (RE: related document(s): 74 Motion to Allow Claims filed by Creditor Peoples Natural Gas Company LLC, 75 Hearing on a Judge Bohm Case Set by Attorney or Trustee filed by Creditor Peoples Natural Gas Company LLC). (Attachments: #1 Proposed Order) (Wallace, S.) (Entered: 12/04/2018)
12/07/2018	7 <u>9</u> (3 pgs; 2 docs)	Default Order Granting Motion for Allowance of Administrative Claim by Peoples Natural Gas Company LLC (Related Doc # 74) Signed on 12/7/2018. (kthe) (Entered: 12/07/2018)
12/09/2018	<u>80</u> (3 pgs)	BNC Certificate of Mailing - PDF Document. (RE: related document(s): <u>79</u> Order on Motion to Allow Claims). Notice Date 12/09/2018. (Admin.) (Entered: 12/10/2018)
12/10/2018	81 (3 pgs; 2 docs)	Certificate of Service Filed by Creditor Peoples Natural Gas Company LLC (RE: related document(s): 79 Order on Motion to Allow Claims). (Attachments: # 1 Exhibit) (Wallace, S.) (Entered: 12/10/2018)
12/19/2018	<u>82</u> (2 pgs)	Notice Regarding Modification to Mailing Matrix Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins (McElrath, Paul) (Entered; 12/19/2018)
12/19/2018	83 (6 pgs; 2 docs)	The following schedule(s) have been amended affecting creditors: Schedule F. Fee Amount \$

10/21/2019	Pawb	LIVE Dalabase Area G6 CM/ECF-BK V4.2.0
		31. Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins (RE: related document(s): <u>82</u> Notice Regarding Modification to Mailing Matrix filed by Debtor David Jenkins, Joint Debtor Serena Jenkins). (Attachments: # <u>1</u> Certificate of Service) (McElrath, Paul) (Entered: 12/19/2018)
12/19/2018	84	Receipt of Amended Schedules D E F(17-23709-CMB) [misc,amdcm] (31.00) filing fee. Receipt number 14146738, amount \$31.00. (U.S. Treasury) (Entered: 12/19/2018)
12/20/2018	85	It is hereby ordered that, whereas the Debtor(s) filed amended schedule(s) at Doc. No. 83, any objections to the amendment(s) must be filed in accordance with W.P.A.L.B.R. 1009-1. Together with service of notice of the amendment(s), the Debtor(s) shall provide notice to all affected parties, the Trustee (if one is appointed), and the United States Trustee that, to the extent applicable based upon the amendment(s) made, any objection to discharge, request for a 341 meeting, and/or objections to exemptions shall be filed on or before thirty days from the date of this Order or the date set forth in the Section 341 Meeting Notice, whichever is later. If the Debtor(s) fail to file a certificate of service showing that proper notice of the amendment(s) has been given in accordance with the Federal Rules of Bankruptcy Procedure, the Local Rules, including W.P.A.L.B.R. 1009-1, and this Order, then the amendment(s) are null and void. This text-only entry constitutes the Court's Order and notice on this matter pursuant to W.P.A.L.B.R. 5005-11(c). Judge Carlota Bohm. Signed on 12/20/2018. (R.E.: related document(s): 83 Amended Schedules D.E.F.). (kthe) (Entered: 12/20/2018)
12/26/2018	<u>86</u>	Certificate of Service Filed by Debtor David
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10/21/2019 Pawb LIVE Database Area G6 CM/ECF-BK V4.2.0 Jenkins, Joint Debtor Serena Jenkins (RE: (2 pgs) related document(s): 28 Meeting of Creditors Chapter 13 & 12, 83 Amended Schedules D E F filed by Debtor David Jenkins, Joint Debtor Serena Jenkins, 85 Amended Schedule - Judge Bohm). (McElrath, Paul) (Entered: 12/26/2018) Notice of Funds on Reserve. Filed by Ronda J. 87 02/05/2019 (2 pgs) Winnecour. (vde13) (Entered: 02/05/2019) Notice of Funds on Reserve. Filed by Ronda J. 88 02/05/2019 (2 pgs) Winnecour. (vde13) (Entered: 02/05/2019) 89 Amended Chapter 13 Plan Dated 3/8/2019. . (10 pgs; 2 docs) Filed by David Jenkins, Serena Jenkins (RE: related document(s): 25 Chapter 13 Plan). (Attachments: # 1 Certificate of Service) 03/08/2019 (McElrath, Paul) (Entered: 03/08/2019) Order Signed 03/11/2019 Setting Hearing on (4 pgs; 4 docs) the Amended Plan (RE: related document(s): 89 Amended Chapter 13 Plan filed by Debtor David Jenkins, Joint Debtor Serena Jenkins). Objections due by 5/9/2019. Conciliation Conference to be held on 5/23/2019 at 03:00 PM at p60 3251 U.S. Steel Tower, Pittsburgh, Pennsylvania 15219. (gbro) (Entered: 03/11/2019 03/11/2019)

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03/13/2019

05/29/2019

91 (3 pgs)

92

(3 pgs; 2 docs)

Certificate of Service Regarding the Hearing

on 5/23/2019. Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins (RE: related document(s): 89 Amended Chapter 13 Plan filed by Debtor David Jenkins, Joint Debtor Serena Jenkins, 90 Hearing on Amended Plan).

Amended Motion to Attach Wages. Employer:

PITTSBURGH COMMUNITY SERVICES INC. Filed by Debtor David Jenkins, Joint Debtor

(McElrath, Paul) (Entered: 03/13/2019)

		Serena Jenkins. (Attachments: # 1 Proposed Order) (McElrath, Paul) (Entered: 05/29/2019)
05/30/2019	93 (3 pgs; 2 docs)	Order Signed 05/30/2019 Granting Motion to Attach Wages v. Pittsburgh Community Services Inc. (Related Doc # 92). (gbro) (Entered: 05/30/2019)
06/01/2019	<u>94</u> (3 pgs)	BNC Certificate of Mailing - PDF Document. (RE: related document(s): <u>93</u> Order on Motion to Attach Wages). Notice Date 06/01/2019. (Admin.) (Entered: 06/02/2019)
06/06/2019	95 (5 pgs; 2 docs)	Order Confirming Plan As Modified and Setting Deadlines for Certain Actions pursuant to the proceeding held on 5/23/2019. Signed on 6/6/2019. (RE: related document(s): 89 Amended Chapter 13 Plan). (jhel) (Entered: 06/06/2019)
06/06/2019	96 (2 pgs)	Conciliation Conference Held on 5/23/2019 (RE: related document(s): 89 Amended Chapter 13 Plan filed by Debtor David Jenkins, Joint Debtor Serena Jenkins). System Order Issued (jhel) (Entered: 06/06/2019)
06/06/2019	97 (2 pgs)	Certificate of Service Filed by Joint Debtor Serena Jenkins (RE: related document(s): 93 Order on Motion to Attach Wages). (McElrath, Paul) (Entered: 06/06/2019)
06/08/2019	9 <u>8</u> (6 pgs)	BNC Certificate of Mailing. (RE: related document(s): 95 Order Confirming Chapter 13 Plan and Setting Deadlines). Notice Date 06/08/2019. (Admin.) (Entered: 06/09/2019)
06/11/2019	99 (3 pgs; 2 docs)	Amended Motion to Attach Wages. Employer: PITTSBURGH COMMUNITY SERVICES INC. Filed by Joint Debtor Serena Jenkins. (Attachments: # 1 Proposed Order) (McElrath, Paul) (Entered: 06/11/2019)

		IVE Dalabase Area G6 CM/ECF-BK V4.2.0
06/12/2019	100	Text Order re: (99 Motion to Attach Wages). Without further notice or hearing, this pleading will be denied without prejudice if the following action is not taken: ATTORNEY'S ELECTRONIC SIGNATURE IS MISSING FROM THE MOTION. DOCUMENT TO BE REFILED. This text-only entry constitutes the Court's order and notice on this matter. Judge Bohm Signed on 6/12/2019. (RE: related document(s): 99 Motion to Attach Wages). Required corrective action due on or before 6/20/2019. (mgut) (Entered: 06/12/2019)
06/13/2019	101 (3 pgs; 2 docs)	Amended Motion to Attach Wages. Employer: PITTSBURGH COMMUNITY SERVICES INC. Filed by Joint Debtor Serena Jenkins. (Attachments: # I Proposed Order) (McElrath, Paul) (Entered: 06/13/2019)
06/14/2019	102 (3 pgs; 2 docs)	Order Granting Motion to Attach Wages (Related Doc # 101) Signed on 6/14/2019. (dsaw) (Entered: 06/14/2019)
06/16/2019	<u>103</u> (3 pgs)	BNC Certificate of Mailing - PDF Document. (RE: related document(s): 102 Order on Motion to Attach Wages). Notice Date 06/16/2019. (Admin.) (Entered: 06/17/2019)
09/17/2019	104 (5 pgs; 2 docs)	Consent Motion to Approve Financing for Automobile Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins. (Attachments: # 1 Proposed Order) (McElrath, Paul) (Entered: 09/17/2019)
09/19/2019	105 (3 pgs; 2 docs)	Order Granting Motion to Approve Financing (Related Doc # 104) Signed on 9/19/2019. (dsaw) (Entered: 09/19/2019)
09/21/2019	<u>106</u> (3 pgs)	BNC Certificate of Mailing - PDF Document. (RE: related document(s): 105 Order on
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10/21/2019	Pawb LIV	E Dalabase Area G6 CM/ECF-BK V4,2,0
		Motion to Approve Financing). Notice Date 09/21/2019. (Admin.) (Entered: 09/22/2019)
10/03/2019	<u>107</u> (42 pgs; 11 docs)	Motion For Contempt, in addition to Motion For Sanctions for Violation of the Automatic Stay Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins. (Attachments: # 1 Proposed Order # 2 Proposed Default Order # 3 Exhibit A # 4 Exhibit B # 5 Exhibit C # 6 Exhibit D # 7 Exhibit E # 8 Exhibit F # 9 Exhibit G # 10 Certificate of Service) (McElrath, Paul) (Entered: 10/03/2019)
10/03/2019	<u>108</u> (1 pg)	Hearing on Motion for Contempt and Sanctions for Violation of the Automatic Stay Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins (RE: related document(s): 107 Motion for Contempt filed by Debtor David Jenkins, Joint Debtor Serena Jenkins). Hearing scheduled for 11/6/2019 at 10:00 AM at p02 Courtroom B, 54th Floor, U.S. Steel Tower, Pittsburgh. Responses due by 10/21/2019. (McElrath, Paul) (Entered: 10/03/2019)
10/17/2019	109 (6 pgs; 3 docs)	Supplement/Addendum to Motion for Contempt and Sanctions for Violation of the Automatic Stay Filed by Debtor David Jenkins, Joint Debtor Serena Jenkins (RE: related document(s): 107 Motion for Contempt filed by Debtor David Jenkins, Joint Debtor Serena Jenkins, Motion for Sanctions, 108 Hearing on a Judge Bohm Case Set by Attorney or Trustee filed by Debtor David Jenkins, Joint Debtor Serena Jenkins). (Attachments: #1 Exhibit A #2 Certificate of Service) (McElrath, Paul) (Entered: 10/17/2019)

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Know All Men By These Present.

HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR PEOPLE'S CHOICE HOME LOAN SECURITIES TRUST SERIES 2005-4 C/O OCWEN LOAN SERVICING LLC

ALL the right, title, interest, and claim of DAVID JENKINS AND DAVID F. JENKINS, JR., of, in, and to:

ALL that certain piece, parcel, or lot of land situate in MIDDLESEX TOWNSHIP, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows:

All that certain piece, parcel or tract of land situate in Middlesex Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the westerly side of Maple Drive, a fifty foot street, on line dividing Lots Nos. 1 and 2; thence along said Maple Drive, South 1° 01' West(153) feet to a point on line of Lot No. 3; thence along line of lot No. 3. North 88° 59'. West one hundred forty (140) feet to a point on lands of now or formerly Roy C. Ferguson; thence along line of lands of Ferguson, North 1° 01' East (161.64) feet to a point on line of Lot No. 1; thence along line of lot No. 1. South 85° 27' East(140.27) feet to a point on the westerly line of Maple Drive, the place of beginning.

Being Lot No. 2 in the Keithwood Manor Plan of Lots #2, as laid out for the grantors herein by the North Hills Engineering Company, Inc., Registered Engineers, in July of 1959, and recorded in the Recorder's Office in and for Butler County in Plan Rack 29, page 11.

AND BEING a portion of a larger tract of land conveyed to the within grantors by deed of Anne

L.

McGliney, single woman, dated October 24, 1952 and recorded in the Recorder's Office in and for Butler County in Deed Book Volume 632, at page 379.

Said lot being SUBJECT to the building restrictions and covenants as are of record in Butler County and to the forty (40) foor building line which appears on said Plan.

PARCEL ID: 230-S2-43EB2

BEING KNOWN AS 104 Oakwood Drive, Valencia, PA 16059

BEING the same premises which Charles G. Miller, Executor of the Estate of Margaret Miller, deceased by Deed dated August 10, 2005 and recorded September 12, 2005 in the Office of the Recorder of Deeds in and for Adams County in Deed Instrument# 200509120025831, granted and conveyed unto David F. Jenkins, Jr., unmarried, heirs and assigns.

This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal rights to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building, or other structure on or in such land. This statement inserted pursuant of Act No. 431 of the Commonwealth of Pennsylvania of 1957, P.L. 384, the foregoing statement in and of itself shall not be construed to be an exception or reservation of the coal under the within described premises.

NOTICE—THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE

AND THE ACCEPTANCE AND RECORDING OF THIS DEED, ARE FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 SECTION 1.

Witness:

The same having been sold by me to the said Grantee on the ZU day of WULV 2019, after due advertisement according to law, under and by virtue of a Writ of Execution issued on the B day of SEPT , 2019 8 out of the Court of Common Pleas of Butler County, Pennsylvania, as of the day of SEPT , 2019 8

E.D. 2016-30248

C.P. 2016-21623

HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR PEOPLE'S CHOICE HOME LOAN SECURITIES TRUST SERIES 2005-4 C/O OCWEN LOAN SERVICING LLC

VS DAVID JENKINS AND DAVID F. JENKINS, JR. In Witness Whereof, I have hereunto affixed my signature this 5 day of Sheriff

Sheriff

Commonwealth of Pennsylvania

SS.

County of Butler

Before me, Glenna M. Walters, Prothonotary of the Court of Common Pleas of Butler County, Pennsylvania, personally appeared Michael T. Slupe, Sheriff of Butler County, aforesaid, and in due form of law declared that the facts set forth in the foregoing Deed are true, and that he acknowledged the same in order that the said Deed might be recorded, which acknowledgment is recorded on the Minutes of said Court.

. Prothonotary

PROTHONOTARY OFFICIAL TITLE COMMISSION EXPIRES FIRST MONDAY IN JAN, 2020

Certificate of Residence:

The certified, correct address of the within named Grantee is:

2001 BISHOPS GATE BLVD MT LAUREL, NJ 08054

Shoriff

From: DAVID JENKINS AND DAVID F. JENKINS, JR. By: Michael T. Slupe, Sheriff To: HSBC BANK USA, NATIONAL ASSOCIATION ET AL Sheriff's Deed Bid of Costs Mail Deed to: STERN & EISENBERG, PC 1581 MAIN STREET, SUITE 200 WARRINGTON, PA 18976

Thereby GRRTIF's that this document is recorded in the Recorder's Office of Builtr County, Penjuytvania

Michele Id Mustella - Recorder of Deeds

REV-183 EX (2-15)



REALTY TRANSFER TAX STATEMENT OF VALUE

Sea reverse for instructions.

RECOR	DER'S USE ONLY
Seete 19x 1989	n
Book Number	工 <u>个3</u> 1井
Page Number 20	01909110017849
Date Recorded	0 = 11 = 10

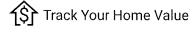
Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inq	uiries n	Dur ha dienel	and the Fr - 4 II	ling.		
Nome		ior of office	ren ro rue Lollomitid	<u>person:</u>	11	
Stern & Elsenberg, PC						one Number:
Mailing Address 1581 Main Street, Suite 200	,		City			572-8111
		······································	Warrington		State	ZIP Code 18976
B. TRANSFER DATA Date of Acceptance of Document 2 /1		um./				1,0010
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Grantor(5)/Lessor(s) Sheriff of Buller County	Teteph	one Number:		***************************************	**************************************	
Mailing Address	(724)	284-5245	HSBC Brink USA, 1	Valiouni Association, no l	wienture	Trustee
300 South Main Street						
City City			2001 Bishons Game	PAN SERVICING Sivo, MI, Laurel, NI 080	£., €.L. (C
Butler	Stato	ZIP Code		, , , , , , , , , , , , , , , , , , ,	54	
	<u> PA</u>	16001				
C. REAL ESTATE LOCATION Street Address	·					
104 Oakwood Drive			City, Township, Boroug	Pr .	······································	
County			Valencia, PA 1605	B MIDDLES	ودران ومجوا	a. D
Buller		District		Tax Percel Number	<u> </u>	w.
	T W	MRS	_	230-S2-43EB2		
D. VALUATION DATA				100000	···	
Was transaction part of an assignme	nt or re	ocation?	DYBN			
4. Actual Cash Consideration	2. Othe	r Consideration	- 134 1 44 1V	13 %		
1,733.49	+0.0			3. Total Consideration		
4. County Assessed Value		Factor	= 1,733.49			
20,200,00 × 10.75			6. Computed Value			
E. EXEMPTION DATA - Refer to	Instruc	tions for eye	motion chakus	= 250,045,00		**
and the second section of the second section is a second section in the second section in the second section is a second section in the second section in the second section is a second section in the second section in the second section is a second section in the second section in the second section is a second section in the second section in the second section is a second section in the second section in the second section is a second section in the second section in the second section is a second section in the second section in the second section is a second section in the second section in the second section is a second section in the second section in the second section is a second section in the second section in the second section is a second section in the second section in the second section is a second section in the second section in the second section is a second section in the second section in the second section is a second section in the second section in the second section is a second section in the second section in the second section is a section in the second section in the section is a section in the section in the section in the section is a section in the section in the section in the section in the section is a section in the section in	1b. Perc	Enters of Granto	or's Interest in Real Estate			
100.00 %				1c. Percentage of Granto	r's Intere	est Conveyed
2. Check Appropriate Box Below f	or Exer	option Clain	ned.	100,00	%	
☐ Will or intestate succession.			· · · · · · · · · · · · · · · · · · ·		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Transfer to a truck fartner		(08	ame of Decedent)	327		***************************************
was a south family could be a second	e copy of	truck maranes	ent identifying all benef	(CSG) Iclaries 1	te File No	umber)
The state of the s	er mm n	igi Phish				
If trust was amended attach a copy	of origin	al and amende	d Inist.			
Li right Deween anneigh and age	PANEL A					
Transfers to the commonwealth, the tion. (If condemnation or in lieu of c	U.S. an	d Instrumental	kies by gift, dedication	yystraw party agreemer , Condemnation or in Ne	it.)	ndames.
Transfer from mortgager to a holder		ANNI BILBEIL CE	apy or resolution.)	444	an di Chi	anditită.
☐ Transfer from mortgagor to a holder☐ Corrective or confirmatory deed. (At	oranko:	rigage in defau	lit. (Attach copy of mor	tgage and note/assions	dent.)	
				d or confirmed)		
	INCRESENT CONT	division. (Attac	ch copy of articles.)			
Other (Please explain exemption dal	lmed.) _					
ndar con III	***************************************		•	······································		,
nder penalties of law, I declare that the best of my knowledge and belie	I have e	xamined this	statement, includin	a accommended to		·
the best of my knowledge and belie gnature of Correspondent or Responsible Porty:	r, jtasti	ue, correct a	ind complete,	S accombanaitif 1010	rmatio	n, and
- Trimpulation Page	\supset			Date		
		The state of the s		5		
AILURE TO COMPLETE THIS FORM	PROPE	RIV OD ATT	ACU DECITOR	1/1/1/		
AILURE TO COMPLETE THIS FORM N THE RECORDER'S REFUSAL TO R	ECORD	THE DEED,	ACH KEQUESTED D	OCUMENTATION M	AY RES	SULT

EXHIBIT "G"



Est. \$196,800 o





4 1 0.51 beds bath acres lot

Commute Time 104 Oakwood Dr,

Valencia, PA 16059

Property Overview - REO Occupied - The seller does not represent or guarantee occupancy status. NO VIEWINGS of this property. Please DO NOT DISTURB the occupant. As is cash only sale with no contingencies or inspections. Buyer will be responsible for obtaining possession of the property upon closing.

This property overview is from the previous listing when the home was listed for sale in Oct 14, 2019.

49.54%

Less expensive than nearby properties () \$2.48K

Since last listed in 2019 🚯

\$390,000

Neighborhood Median Price

Own this home?

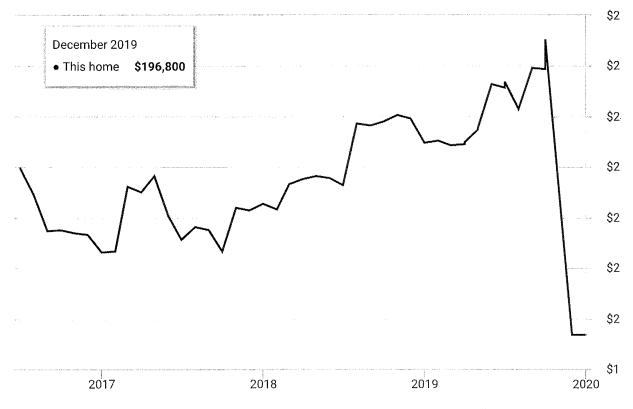
1/2/2020

Check out your owner dashboard to:

- · Track your home's value and comps
- · Update the important details and photos
- · Easily compare similar homes in your area

Home Value

In the last 4 years, this home has decreased its value by 14%.



Estimated values are not a substitute for professional expertise. Contact your REALTOR® for a market assessment.



Are you the owner of 104 Oakwood Dr?
Learn how to maximize your home value.

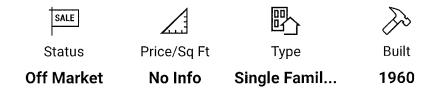


Property History

Listing presented by **Tiffany Turner** IR with Realhome Services And Solutions Inc

History data displayed is obtained from public records and/or MLS feeds from the local jurisdiction. Contact your REALTOR® directly in order to obtain latest information.

😭 Property Details



Public Records

House size: 0 sq ft

• Stories: 0

Lot size: 22216

Property type: Single familyDate updated: 11/01/2019

S Nearby Schools

Rating*	School Name	Grades	Distance
7	Mars Area El School	2-4	2.8 mi
7	Mars Area Centennial School	5-6	2.0 mi
9	Mars Area Senior High School	9-12	2.5 mi
NR	Mars Area Primary Center School	K-1	2.8 mi

1/2/2020 C	ase 20-02002-CMB		1/03/20 PÆ19067ed=09	1/03/20 1	.4:14:01	Desc
Rating*	School Name	Exhibit A-G	Page 65 of 66	Grades	Distance	
8	Mars Area Middle Sch	ool		7-8	2.3 mi	
NR	Pace Learning Center	Private School			1.9 mi	
NR	Holy Sepulcher Eleme	ntary Private School		PK-8	3.0 mi	

^{*} School data provided by National Center for Education Statistics, Pitney Bowes, and GreatSchools. Intended for reference only. GreatSchools Ratings compare a school's test performance to statewide results. To verify enrollment eligibility, contact the school or district directly.

♠ Neighborhood

104 Oakwood Dr is located in the city of Valencia, PA.

\$390,000	\$134	
Median Listing Price	Price Per Sq F	-̄t
	3	

Explore The Neighborhood

Price & Tax History

Property Price

Date	Event	Price
Today	Estimated	\$196,800
10/14/2019	Listed	\$199,280

Property Tax

Year	Taxes	Total Assessment
2019	\$3,280	\$23,260
2018	\$3,224	\$23,260
2017	\$3,224	\$23,260
2016	\$3,224	\$23,260
2015	\$3,155	\$23,260
2014	\$3,155	\$23,260
2013	\$3,190	\$23,260
2012	\$2,856	\$20,980
2011	\$2,856	\$20,980
2010	\$2,830	\$20,790
2009	\$3,516	\$20,790

About History & Taxes Data

The price and tax history data displayed is obtained from public records and/or MLS feeds from the local jurisdiction. Contact your REALTOR® directly in order to obtain the most up-to-date information available.